

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Juneau Arts and Humanities Council, Inc. Federal Tax ID: 92-0058054****Project Title:**

Juneau Arts and Humanities Council, Inc. - Armory Renovation

State Funding Requested: \$ 100,000
One-Time Need**House District: Juneau Areawide (3-4)****Brief Project Description:**

Funding would provide needed renovation to convert the former National Guard Armory building into a new Juneau Arts & Culture Center, which will serve both residents and tourists, and enable Alaskan artists to exhibit and market their art to tourists. The center is located near the waterfront in the cruise ship passenger zone. This funding will enable important electrical and functional renovations.

Funding Plan:**Total Cost of Project: \$200,000**

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Local Funds					\$100,000	FY09
Total					\$100,000	

Detailed Project Description and Justification:

The armory facility is in sound structural condition, but needs significant repairs and upgrades to be used as a performance and exhibit space. The armory is located midway between Centennial Hall Convention Center and the Alaska State Museum. It is right on the walking tour and on the path of many cruise ship tourists; the facility is intended to serve significant numbers of tourists, and will enable Alaskan artists to exhibit and market their artwork to the tourist population.

The building was transferred in 2007, and is open to the public to host exhibits and arts events on a limited basis until renovations are complete. This funding will enable important electrical and functional renovations. Matching funds to complete the work will be pursued from local sources and private grant agencies.

Project Timeline:

All funding provided for this project will be expended in FY09.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Juneau Arts and Humanities Council

Grant Recipient Contact Information:

Contact Name: Nancy DeCherney

Phone Number: 586-ARTS

Address: 350 Whittier St. Juneau 99801

Email: nancy@jahc.org

Has this project been through a public review process at the local level and is it a community priority? ☐ Yes ☒ No



February 15, 2008

The Honorable Kim Elton
State Capitol, Rm. 506
Juneau, AK 99811

Dear Kim,

The Juneau Arts & Humanities Council requests \$100,000 for needed renovations to the retired National Guard Armory, now the Juneau Arts & Culture Center.

The City and Borough of Juneau recently purchased this building, which is located adjacent to Centennial Hall, and now leases it to the Council for purposes of expanding the capacity of the community to host conferences and conventions, and to serve as an interim arts and culture center until such time as a new performing arts center can be built, likely to take ten years.

The existing facility is in generally good shape, but needs some renovations to house larger public functions and to better accommodate the needs of the community. These include electrical upgrades to provide sufficient capacity to meet modern technology requirements, purchase of basic furniture required to host events, and improved weatherizing to increase heat efficiency


Individual work items and estimated construction values are as follows:

1. Provide upgraded electrical services, including new main distribution panel and service panels	\$75,000
2. Insulated windows	10,000
3. Chairs, Pipes and drapes	15,000
<hr/>	
Total \$100,000	

I am happy to supply electrical engineers report, and detailed information on the specific windows, chairs, and pipes and drapes, if you need that information.

Attached is a summary of the goals and plans for the building.

Sincerely,


Nancy DeCherney
Executive Director

CC: Beth Kertulla, Representative
Andrea Doll, Representative

Juneau Arts and Culture Center
Renovation of the retired National Guard Armory
Meeting the long-range development plans for Juneau

Goals:

1. To provide overflow space for Centennial Hall, expanding the capacity for the community to accommodate large conferences and meetings.
2. To serve as a temporary community arts center for performances, exhibits, rehearsals, meetings, and studios, and as a centerpiece for the “cultural campus” identified in the Comprehensive Plan, and to provide tangible evidence of the urgent need for a performing arts center in the community.

Purpose and Need

- Juneau’s Centennial Hall has reached its capacity to meet demands for large conferences and conventions, and needs the auxiliary space offered at the adjacent building.
- Juneau’s very active arts community struggles to find rehearsal, performance and exhibit space: All venues are consistently filled and overbooked.
- Juneau Comprehensive Plan identifies the land that this building sits on as central to a Cultural Campus that includes the Alaska State Museum, the public radio station, the Alaska Native Brotherhood Hall, and Centennial Hall.

Steps:

- Acquire the building and the land from Alaska Mental Health Land Trust:
Accomplished in summer 2007.
- Negotiate a lease agreement between the City & Borough of Juneau and the Juneau Arts & Humanities Council to manage the facility on behalf of the community.
Accomplished August 20007
- Clean up the facility and open it to the public. *Opened October 1, 2007*
- Upgrade facility to meet code-mandated requirements for restrooms, fire exits, and safety concerns. *In progress, due to be completed February 15, 2008*
- Begin actively renting and using the space to its fullest. *In progress, most weekends fully booked, permanent occupants include JAHc, Juneau Jazz & Classics, Skatebottom Sound*
- Working with a committee of user groups and community members, identify the critical needs in the building and set priorities for renovations. These have been set as:
 - Improve heat/fuel efficiency. *Pending*
 - Upgrade basic services, in particular electrical capacity. *Pending*
 - Provide adequate furnishings to allow for full use of the facility. *Pending*
 - Repair/provide new roof
 - Paint exterior and interior Main Hall

MRV ARCHITECTS

800 GLACIER AVENUE, JUNEAU, AK 99801 (907) 586-1371
PAUL VOELCKERS ROBERT MINCH

February 29, 2008

Nancy DeCherney
Executive Director,
Juneau Arts and Humanities Council
200 Whittier Ave
Juneau, AK 99801

Re: Renovations to the former Armory Facility

Dear Nancy,

This letter provides an over-view of work already initiated, and work needed in the future, to modify the former Armory Building to function successfully as the new Juneau Arts and Culture Center.

Work initiated to date: MRV Architects has been assisting the Arts Council in programming, code analysis, and design of the most critical first steps required for move-in. That work has included resolution of code-mandated upgrades with the City and Borough of Juneau. Those first portions of work, mostly complete, are identified following, along with the approximate construction cost. Architectural and engineering services have been donated, and add approximately \$8,000 of additional value:

a. New 3' panic exit door from the primary performance space.	\$10,000
b. Restroom upgrades. New fixtures added.	\$86,000
c. Add electric hot water system, demo oil.	\$3,000
d. New partitions to separate the performance space.	\$12,000
e. Interior doors at new separation wall.	\$6,000
f. Window infill at gallery portion.	\$3,000

Total \$120,000

Next construction steps: The building, while structurally sound, has several major problems (beyond the short-term corrections above) that must be addressed for the facility to function successfully as the Juneau Arts and Culture Center. Those can be divided into three general categories - changes needed to reduce building operation cost, changes to accommodate the functional needs for an arts facility, and upgrades due to basic age and obsolescence.

A. Operational cost improvements: The building uses significantly more heating oil than previous use patterns had indicated, probably due to the increased hours of operation at the JACC. Coupled with the extraordinary rise in the cost of oil, the operational impact on the Arts Council budget is significant. To reduce the operational costs of energy, the following steps should be initiated:

1. Retrofit the old glazing at the high relites in the performance space. These inefficient aluminum windows, dating from the 1960s or 1970s, create significant heat loss. They should be replaced with modern insulated windows, probably using vinyl triple-glaze units.

Estimated cost: 420 sq.ft. of high glazing, replacement cost of \$80 per sq.ft., including materials and labor.

\$34,000 installed cost

2. Replace glazing at the first floor office portions. These windows, dating from the late 1980s or early 1990s, are better quality vinyl windows. However, the hinge operation has failed on many, leaving them unable to seal correctly and allowing significant air leakage.

Estimated cost: 210 sq.ft. of office glazing, replacement cost of \$80 per sq.ft., including materials and labor.

\$17,000 installed cost

3. Replace existing exhaust fans. Existing fans serving the restrooms and some storage spaces are leaking, and exhaust too much air from the space, creating drafts and operational expense. Replace with units that are timer-controlled, and exhaust through the side walls.

Estimated cost: five fans, lump sum of \$4,000 per fan, installed.

\$20,000 installed cost

4. Replace roll-down door. The 8'x10' industrial roll-up door providing equipment and material access to the large performance space is un-insulated steel, and allows significant infiltration of outside air.

Estimated cost: Lump sum,

\$18,000 installed cost

B. Functional need improvements: To function successfully as an arts and culture center for Juneau, the building needs several fundamental upgrades. The most limiting short-falls include lack of sufficient electrical capacity for theatrical lighting, lack of appropriate light fixtures, acoustic limitations, lack of stage or risers for performers, lack of seating, and lack of audio/visual capability:

1. The building electrical service is antiquated and inadequately sized for the loads of the building, particularly the addition of theatrical lighting loads. See separate memo from Ben Haight.

Estimated cost: (As delineated in letter) \$75,000 installed cost

2. No specialty lighting devices are installed in the building. With the increase in electrical capacity per item 1 above, new lighting devices, particularly for the primary performing space, need to be procured, and a new pipe grid for their mounting installed at the ceiling.

Estimated cost: Lump sum,

\$50,000 installed cost

3. The large performance space is painted concrete, with parallel wall configuration. This is particularly difficult for acoustic performance space, with a tendency to flutter echo and distorted speech and music. This construction also makes the space too "bright", given the lack of absorptive features. New acoustic wall panels and drapes need to be purchased and installed, with the operable drapes giving the ability to tune the room for different functions.

Estimated cost: Lump sum,

\$50,000 installed cost

4. To function well for small theatre and music events, a movable riser system is necessary, allowing the installation of temporary stage settings appropriate to different venues, but leaving the basic flat-floor room configuration available for other uses.

Estimated cost: Lump sum, \$35,000 installed cost

5. Although the JACC was able to procure used tables for both round and rectangular configurations from Centennial Hall when their furniture was recently upgraded, no chairs were available. To accommodate needed functions, a total of 300 chairs are required. Estimated cost is \$100 per chair. We have 100 existing chairs, need to purchase 200

Estimated cost: Lump sum, \$20,000 installed cost

6. The JACC has the potential to attract a wide variety of user groups. However, many of the potential uses for the large room require significant audio/visual systems. These would include a quality digital projector, motorized screen, and the installation of a speaker system.

Estimated cost: Lump sum, \$75,000 installed cost

7. We are mandated to augment conventions and meetings as overflow facility from Centennial Hall. To do this requires appropriate pipes and drapes.

Estimated cost \$3,000

C. Replacement costs due to obsolescence: The building was constructed in 1959, with only partial upgrades since that time. The general building exterior walls were upgraded to an exterior insulated system over the existing concrete in the early 1990s. This system, providing important insulation benefits, is deteriorating, and needs protective siding added. The roof appears to have had only limited patching since its original installation, and is based on an antiquated hot-mopped tar approach. The following upgrades will be required:

1. Replace the hot-mopped roof with a contemporary roof system utilizing a PVC membrane over 8" of rigid insulation. Associated work will include new perimeter flashings at the wall boundary, and associated flashing upgrades at roof/wall junctures at the restroom and office portions, and the entry canopies. Roof leaks occur at several locations, in spite of patching.

Estimated cost: 11,000 sq.ft. of new roofing, with a replacement cost of \$25 per sq.ft., including materials and labor.

\$275,000 installed cost

2. Install new siding and doors at building exterior. A new metal siding should be added over the existing insulated panel system. The existing product is showing significant deterioration due to weather, including cracking, peeling, and water intrusion. The exterior metal doors, dating from the original building construction, should be replaced with contemporary insulated doors allowing far better energy performance.

Estimated cost: 10,800 sq.ft. of wall surface, with a siding cost of \$20 per sq.ft., including materials and labor.

\$220,000 installed cost

Summary: The work for the three general categories of needed work, beyond the work accomplished to date, total \$1,012,000. These prices represent construction costs in 2008 dollars. To be prudent, a

contingency factor should be added of approximately 15% to represent unknowns at this point. Similarly, design costs of approximately 8% and management costs (by CBJ or others) of approximately 4% should be anticipated.

Per the following summary, the total cost for all work is estimated at:

Total of work items:	\$1,012,000
Contingency @ 15%:	\$151,800
Construction Subtotal:	\$1,163,800
Design @ 8%:	\$ 93,104
Management @ 4%:	\$ 46,552
Total Project cost, 2008:	\$1,303,456

Although somewhat generalized, we believe this information presents a reasonable summary of the total work scope that should be anticipated to allow the Juneau Arts and Culture Center to function adequately in the current building.

Please contact me with any questions.

Sincerely,

Paul Voelckers, President
MRV Architects



CONSULTING
ELECTRICAL
ENGINEERS

29 February 2008

Nancy DeCherney
Juneau Arts Culture Center
Juneau, Alaska

Regarding: Facility Electrical Service and Distribution

Nancy:

Last fall, I analyzed the electrical service entrance and distribution system for the old armory. I found the system to be in poor condition and lacking capacity to address your needs.

The service component of the system is sized with underground conduit adequately sized to permit installation of conductors rated for a 400 ampere load. The present conductors are rated for a maximum load of 225 amperes. The service is rated at 208Y/120 volts, three phase providing 120 volts for most of the branch loads. The existing conduit appears to be in good condition.

The service feeder is routed to a meter center originally configured with three utility meters and three main circuit breakers. This meter center has been significantly modified to abandon two of the meters and reconfigure two of the three circuit breakers with the remaining meter. The meter center is in poor condition and no longer complies with the National Electrical Code.

The meter center provides two feeders, one serving a distribution panel actually integrated in the same enclosure with the meter center. The other feeder is circuited to feed panel X and the exterior lighting. The feeder for the interior distribution panel is rated for 125 amperes. Note: the feeder is configured from the meter center to a double -throw switch and back to the distribution panel. The distribution panel supports three feeders: one feeding a range, a second feeding Panel A in the entrance corridor, and the third to Panel B in the boiler room. The distribution panel is in poor condition, as are the circuit breakers. The circuit breakers are not likely to operate correctly to protect the feeder circuits.

526 Main Street
Juneau, Alaska
99801

Telephone
(907) 586-9788
Fax
(907) 586-5774

Panels A, predominantly supports circuiting for the lights and receptacles in the main part of the facility. Its capacity is entirely used. Panel B supports circuiting for the heating system and the boiler room. It has some capacity remaining. The panels are in fair condition.

When analyzing the current equipment last fall, I recorded the active loads. At that time, it appeared all of the lighting was on. However, none of the offices or other ancillary rooms were in use, thus few receptacles loaded. The loads were 25 amperes to the main facility and 20 amperes to the exterior lighting, totaling 45 amperes.

In discussions with theater lighting and sound system specialists, I understand a need for 600 amperes of capacity. Given this information and the realization the current service equipment is quite poor condition, the service needs total replacement. It should be configured with a single meter and main disconnect on the exterior of the facility with a new main distribution panel on the interior. The present branch circuit panels may be retained, but additional one(s) are necessary to improve circuit capacity.

Per our discussions with Paul Voelckers, I recognize the need for new branch circuits and lighting. I agree and promote your intent to upgrade these to improve load capacity in your branch panels as well as upgrade the quality of lighting in the entry and gallery areas.

For budgetary purposes, I expect the cost to realize this improvement to be approximately \$75,000.

I realize I have consolidated considerable information into one short letter. Please call me with any need for clarification or more information.

Sincerely,

Benjamin C. Haight, PE
Principal Electrical Engineer
Alaska EE4800

Juneau Arts & Humanities Council
350 Whittier
Juneau, AK 99801
(907) 586-2787
Tax ID: 23-7243859
CBJ Tax exempt #035

Renovation of the retired Juneau National Guard Armory

Request: \$100,000
Total project: \$1,231,000
Time span: 2007 to 2010

History:

The City & Borough of Juneau purchased the retired National Guard Armory from the Alaska Mental Health Land Trust effective 7/1/07. Of the various options open to them, the Assembly elected to lease the building to the Juneau Arts & Humanities Council, and that agreement was signed in October 2007. The CBJ Performing Arts Center Commission sent a letter of support for this action, and the consultant's draft report on the feasibility of a performing arts center recommended that the retired building might serve the community well as an interim (estimated to be a minimum of ten years) arts facility.

The building serves the community in two ways:

1. To augment the capacity of Centennial Hall to accommodate large conferences and conventions, and
2. to provide arts organizations with space for rehearsals, performances, and exhibits.

Located between Centennial Hall with the Juneau Convention & Visitors Bureau and the Alaska State Museum, the building is central to the Cultural Campus as identified in the draft CBJ Comprehensive Plan. Located across the street from the recently demolished Subport building, it will likely play an important role in the waterfront development in the area. Visitors walk through the building en route from JCVB to the Museum. The existing Native murals on the walls and the Gallery space exhibiting local artwork add to the attractiveness of the facility for visitors. Summer programs of interest to visitors will dovetail nicely with the community performing season from September through May. We envision a collaboration with the state Archives and Historical Library to offer historical displays of interest to visitors, and plan to seek grants from the Alaska Humanities Forum for carving or other Native language and art projects during the summer.

Attached are estimates from Haight and Associates regarding their recommendations for electrical service upgrades, and a summary of complete project costs as estimated by MRV Architects. We anticipate the full renovations to take a period of three to four years.

JAHC is responsible for costs of renovations to convert the facility to useable assembly space and for maintenance and management of the building.

Timeline and estimated costs of renovations:

Timeline	Cost	Project	Source of funds
September 07	\$12,000	Thoroughly clean and prepare the building to be occupied.	Volunteers and donated supplies and materials
Completed 2/29/08	\$120,000	Renovate the restrooms, install panic door in the assembly area, and construct a wall to define the assembly area as separate from the lobby area.	JAHC will begin repaying this in monthly installments beginning July 08. Significant contributions of services by contractors to stay within the budget.
Next step	\$100,000	Upgrade the electrical systems, improve fuel efficiency/weatherproofing, and purchase minimum required chairs to meet needs.	The current request.

Priority, as set by our Facilities Committee of community, arts organization, and JAHC members, for the remaining upgrades as outlined by MRV Architects:

1. Functional needs: pipes and drapes, additional chairs, lighting, and acoustical improvements: 2008/2009
2. Purchase of a grand piano: 2008 – there is an excellent piano for sale at this time, and we are seeking funding from local corporation to purchase it.
3. Weatherizing, improved windows, re-siding, and roofing, new ventilation system, weatherproof doors: 2009
4. Improved theatre sound and risers: 2010
5. Improvements to kitchen: 2011

Evidence of community support and need for the project:

- Significant contributions of time, goods, and services by community members to get the building open. During the month of September, we held workparties on weekends and during the week to scrub and paint. All the paint and supplies were donated, and over 75 people participated in the workparties each contributing anywhere from 1 to 250 hours, services such as carpet cleaning donated.
- Building was opened with a 500-participant Alaska Visitor Industry Association conference on October 2, and has been increasingly used for a variety of purposes ranging from meetings to CD release parties to performances. Weekend calendar is now full through the season, and filling up on the weekdays.
- Local performers donate services to provide monthly fund-raising Rent Parties to help us literally raise the rent.
- Local businesses and organizations are becoming “Affiliate Members” in effort to support the facility.

- Significant in kind contributions from local businesses:
 - Behrends Mechanical \$25,000 in kind goods and services
 - Carson Dorn \$500 in kind professional services *
 - Haight and Associates \$500 in kind professional services*
 - Herr's Painting \$1000 in kind professional services *
 - MRV Architects \$10,000 in kind architectural work
 - Murray & Associates \$2000 in kind professional services *
 - PND Engineering \$500 in kind professional services *
 - Valley Lumber in kind services & at cost goods.

* We do not have a bill from these donors to verify the exact contribution. It may be more.
- Designated cash contributions from local individuals \$5000
- Donated goods from individuals including a small piano, couches, computer, desks and office equipment.
- We have been invited to participate in the Rasmuson Foundation's Effective Organizations program to assist us with developing a sound management plan for the building.

We have established a fundraising committee that is developing strategies for raising the funds necessary to accomplish the full renovation of this facility. We hold monthly "Rent Parties" with donated performances. We are developing a summer TLC (Taste of Local Culture) dinners in the home program for visitors. We are researching grant fund opportunities. Our plan is that the building will be self-supporting by the completion of the renovations.

Overall community enthusiasm and support for this project has been very gratifying: The building has historic value and has played a big part in the lives of many in Juneau who remember dances, Fourth of July events, ball games, and their own service in the Guard. JAHc is excited to take on a significant role in the economic life of the community by opening and managing this building as a centerpiece of arts and culture in Juneau for locals and visitors alike.

February 15, 2008

The Honorable Kim Elton
State Capitol, Rm. 506
Juneau, AK 99811

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Executive Director

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Juneau Arts and Culture Center
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